

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, September 1, 2016**
7 PM City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Meeting was brought to order at 7:00 PM

Planning Board attendance:

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Elin A. Gaynor, Vice	X		
Ronald Czelusniak, Clerk	X		
Gregory A. Hamelin	X		
Tom Reniewicz	X		
Michael Sarnelli	X		

Planning Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director	X		
James Dawson, Development Manager	X		

ITEM 1:

Zone Change from Residential C to Business A for 4,964 SF of property for the purpose of constructing an addition to the rear of 116 Exchange St. and meet setback requirements. Location: 11 Chestnut St. Applicant: Thomas P. and Sean M. Tunstall, 118 Exchange St.

Notes: The Owner discussed the need to expand the facility, the Zone Change request on 11 Chestnut Street would allow the expansion and allow the business to meet required setbacks.

Motion to recommend approval was made by Elin Gaynor and seconded by Ron Czelusniak. Vote was 6-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 2:

Waiver of Frontage Chapter 275-53 required frontage from 100' to 60' for existing two-family house lot and create a new building lot for a duplex with frontage from 100' to 90'. Location: 152 Pendexter Ave. Applicant: David Labrie, 187 Nelson St., Chicopee, MA 01013

Notes: The Applicant explained the petition to the Board. He explained the property had been a bank owned property and was in disrepair. It was his opinion that the Waiver would allow him to "clean-up" a rundown property. Planning Staff expressed their concern over the density in the immediate area and how it was their opinion that the request for an additional two-family dwelling at this location would exceed the density allowed as per the zoning regulations. Planning Staff was also concerned about the narrow ROW width of Pendexter Avenue.

Motion to approve was made by Ron Czelusniak and seconded by Michael Sarnelli. Vote was 3 in favor to 1 opposed with 2 abstentions. (Cynthia Labrie abstained because she is the Applicant's wife. Greg Hamelin abstained due to his business relationship with the Applicant.)

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair				X
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Gregory A. Hamelin				X
Tom Reniewicz		X		
Michael Sarnelli	X			

ITEM 3:

Waiver of Frontage Chapter 275-52 required frontage from 100' to 65' for existing house lot and 100' to 60' to create a new single-family building lot. Location: 37 Monroe St. Applicant: Richard J. and Catherine A. Deska, same address.

Notes: A representative (Nick Riley) of the Owner/Applicant explained the petition, stating the intent of the Owner/Applicant desire is to downsize to a single-story house for health reasons and continue to live in the area. Abutters were concerned about parking on Monroe Street. Mr. Riley explained the new house would have adequate parking within a proposed garage as well as in a driveway large enough to accommodate two cars.

Motion to approve was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 4:

Definitive Site Plan for a 16-unit condominium development. Location: **114 McKinstry Ave.** (corner of Haus Ave.) Assessor Map 387, Parcel 1. Applicant: Sergey Savonin, 30 Clifton Dr., Agawam, MA 01001.

Notes: The Owner/Applicant was not in attendance at the meeting nor was he in attendance at the original August 4, 2016 meeting. Planning Staff reported that he had been notified via e-mail of the Planning Board action on August 4, 2016 to table his plans to September 1, 2016. Planning Board Members did not wish to table the plans to a later meeting date noting the Applicant did not communicate at all with Planning Staff with regard to his plans. Planning Staff also informed the Planning Board that it was within their right to rescind their approval of the Applicant's preliminary plans since more than one year had lapsed between the preliminary approval and the submission of definitive plans. The Board requested that action be taken at their October 6, 2016 meeting to rescind their approval of the Applicant's preliminary plans. The Board voted to deny the

Motion to approve for discussion was made by Elin Gaynor and seconded by Tom Reniewicz. Vote was 6-0 to deny.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair		X		
Elin A. Gaynor, Vice		X		
Ronald Czelusniak, Clerk		X		
Gregory A. Hamelin		X		
Tom Reniewicz		X		
Michael Sarnelli		X		

ITEM 5: (Part 1)

Waiver of Preliminary Site Plan (Family Dollar)

Site Plan for a proposed 9,180 SF **Family Dollar store**. Location: 235 Meadow St. Applicant: HRES Meadow, LLC., 5100 West Kennedy Blvd., Tampa, FL 33609

Notes: Planning staff indicated that since the original plans submitted required so many revisions that waiving the preliminary submittal was essentially a mute issue at this point. See notes in Item 6 below for action taken by the Board on the plans.

ITEM 6: (Part 2)

Site Plan for a proposed 9,180 SF **Family Dollar store**. Location: 235 Meadow St. Applicant: HRES Meadow, LLC., 5100 West Kennedy Blvd., Tampa, FL 33609

Notes: Jeff Galarneau of VHB explained the plans and any revisions to the plans since the previous Planning Board meeting on August 4, 2016 at which the plans were tabled. Mr. Galarneau explained each SPRAC comment and how it had been dealt with on the revised plans. Planning and Building Department Staff noted that zoning violations with regard to turning radii of tractor trailer delivery trucks and conflicts with maneuvering delivery trucks and pedestrians still existed on the revised plans. Planning Staff advised the Applicant that the turning radius issues had to be resolved or a Variance would need to be obtained from the ZBA to grant relief of the turning radius requirement. Planning Staff recommended that the plans be tabled until November 3, 2016 in order to allow the Applicant to appear before the ZBA for a decision on the turning radii.

Motion to table was made by Elin Gaynor and seconded by Greg Hamelin. Vote was 6-0 to table the plans until November 3, 2016.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Elin A. Gaynor, Vice			X	
Ronald Czelusniak, Clerk			X	
Gregory A. Hamelin			X	
Tom Reniewicz			X	
Michael Sarnelli			X	

ITEM 7:
ANR- Trilby Ave.

Motion to approve was made by Elin Gaynor and seconded by Michael Sarnelli. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 8:
ANR- Telegraph Ave.

Motion to approve was made by Cynthia Labrie and seconded by Elin Gaynor. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 9:
ANR- Front St./ Springfield St. Kendall House

Motion to approve was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 10:
ANR- Kennedy St.

Motion to approve was made by Cynthia Labrie and seconded by Michael Sarnelli. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 10:
Minutes from August 4, 2016

Motion to approve was made by Tom Reniewicz and seconded by Cynthia Labrie. Vote was 6-0 to approve

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 11:
New Business/Discussion

Notes: The Board requested that Planning Staff place the rescinding of the Preliminary Plan approval of McKinstry Estates on the agenda for October 6, 2016.

Planning Staff informed the Board of the new position of Assistant Planner that will be starting in the office later in the month.

ITEM 12:
Adjournment

Motion to adjourn was made by Elin Gaynor and seconded by Ron Czelusniak. Vote was 6-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

Meeting adjourned at 8:45 PM.